046.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	908,800 / 908,800
					USE VALUE:	908,800 / 908,800
					ASSESSED:	908,800 / 908,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHANNON VIRGINIA /L EST
Owner 2:	
Owner 3:	
Street 1:	35 SHERBORN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHANNON VIRGINIA A/TRUSTEES -
Owner 2:	CREATI FAMILY TRTUST -
Street 1:	35 SHERBORN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2494 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4070.000	475,100		433,700	908,800
Total Card	0.093	475,100		433,700	908,800
Total Parcel	0.093	475,100		433,700	908,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.39 /Parcel: 364.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32495

GIS Ref

GIS Ref

Insp Date 12/04/18

!3891!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	475,100	0	4,070.	433,700	908,800		Year end	12/23/2021
2021	104	FV	453,200	0	4,070.	433,700	886,900		Year End Roll	12/10/2020
2020	104	FV	453,200	0	4,070.	433,700	886,900	886,900	Year End Roll	12/18/2019
2019	104	FV	351,100	0	4,070.	460,800	811,900	811,900	Year End Roll	1/3/2019
2018	104	FV	351,100	0	4,070.	336,100	687,200	687,200	Year End Roll	12/20/2017
2017	104	FV	328,900	0	4,070.	292,700	621,600	621,600	Year End Roll	1/3/2017
2016	104	FV	328,900	0	4,070.	249,400	578,300	578,300	Year End	1/4/2016
2015	104	FV	292,600	0	4,070.	243,900	536,500	536,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:45:00

LAST REV

Date	Time
05/20/19	08:41:04
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON VIRGINI	32530-497		3/17/2001	Family		No	No		DOD: 10/25/2018, Creati Carmello
	17996-405		4/1/1987			No	No		A

USER DEFINED

Prior Id # 1:	32495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	Mail Update	JO	Jenny O
12/4/2018	MEAS&NOTICE	HS	Hanne S
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	294	PATRIOT
3/8/2000	Meas/Inspect	263	PATRIOT
8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4070		Sq. Ft.	Site		0	80.	1.33	1									433,680						433,700	

Total AC/HA:	0.09343	Total SF/SM:	4070	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	433,680	Spl Credit		Total:	433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07101035
Const Adj.:	0.99485052
Adj $ / SQ:	191.789
Other Features:	102375
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688542
Depreciation:	213448
Depreciated Total:	475094

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

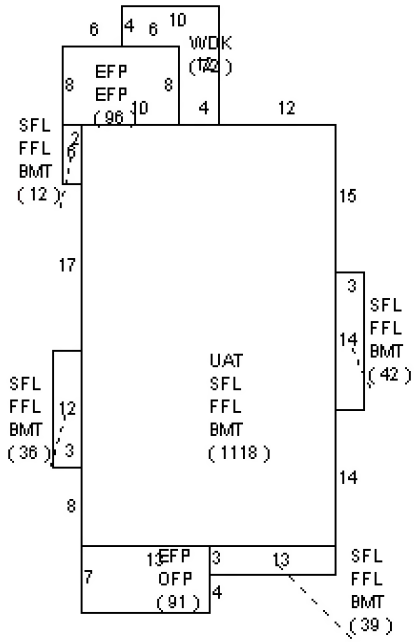
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.79
Special Features:	0	Val/Su Net:	106.36
Final Total:	475100	Val/Su SzAd	190.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,247	57.540	71,748
FFL	First Floor	1,247	191.790	239,161
SFL	Second Floor	1,247	191.790	239,161
EFP	Enclos Porch	283	36.660	10,373
UAT	Upper Attic	280	76.720	21,442
OFP	Open Porch	91	34.450	3,135
WDK	Deck	72	15.920	1,146
	Net Sketched Area:	4,467	Total:	586,166
Size Ad	2494	Gross Area	5305	FinArea 2494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	